

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.2, 400.1 To Permit a setback of 9-1/2' from center of the alley instead of the required 15' and to permit a rear yard setback of 2' instead of the required 24'.

We wish to rebuild our garage on the same location as the original one, due to the small size of our back yard, if current zoning laws are followed, we would have practically no yard at all, losing 7' behind the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Name Address Phone No. Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of September, 1981, at 1:30 o'clock P.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Greenwood Ave., 200' : OF BALTIMORE COUNTY
SE of Middle St., 14th District
ROBERT W. INSLEY, et ux, : Case No. 82-55-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert W. Insley, 24 Greenwood Avenue, Overlea, Maryland 21206, Petitioners.

John W. Hession, III

Robert W. Insley, et ux 82-55-A
SW/S Greenwood Ave., 200'
SE of Middle St. 14th

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

September 2, 1981

ofo
Nicholas S. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Robert W. Insley
24 Greenwood Avenue
Overlea, Maryland 21206

RE: Item #243
Robert W. Insley
variance petition

Dear Mr. & Mrs. Insley:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas S. Commodari
Chairman
Zoning Plans Advisory Committee

MSG:mch

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 19, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #248 (1980-1981)
Property Owner: Robert W. & Carolyn G. Insley
S/W/S Greenwood Ave., 200' S/E of Middle Street
Acres: 50 x 120 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 31 and 32, Block "C", Flat of Kenwood, recorded W.P.C. 4 Folio 36.

Highways:

Greenwood Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way in this vicinity.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Greenwood Avenue.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss
cc: Jack Wimbley



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GENDER
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #248, Zoning Advisory Committee Meeting, July 7, 1981, are as follows:

Property Owner: Robert W. and Carolyn G. Insley
Location: SW/S Greenwood Avenue 200' S/E of Middle Street
Acres: 50 x 120
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-2950

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding

items number 248, 1, 2, 3, 4, 5.

Michael S. Flanagan
Traffic Engineering Associate II

MSF:jcm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: SAC/Sec. of Planning and Zoning Date: July 16, 1981
FROM: Jan. A. Berman
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following Zoning Variance Items, and has no specific comments regarding same:

- Item #244 - Joseph P. Trinkle, Sr.
- Item #245 - Bruce E. & Ellen M. Hamilton
- Item #246 - Robert W. & Carolyn G. Insley
- Item #2 - Stewart P. & Rosene M. Jura, Sr.
- Item #3 - Richard Robert Wilkey, et al
- Item #4 - Donald L. & Valerie A. Delyn
- Item #5 - Donald L. & Valerie A. Delyn

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of October, 19 81, that the herein Petition for Variance(s) to permit a setback of 9½ feet from the center of the alley in lieu of the required 15 feet and a rear yard setback of 2 feet in lieu of the required 2½ feet, for the expressed purpose of reconstructing a garage in the same location, as to the rear and north property lines, of the razed garage, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

WEH:klr

Mr. and Mrs. Robert W. Insley
24 Greenwood Avenue
Baltimore, Maryland 21206

August 13, 1981

NOTICE OF HEARING

RE: SW/4 of Greenwood Ave., 200' SE of Middle St.
Petition for Variance
Case #82-56-A

TIME: 1:30 P.M.

DATE: Tuesday, September 8, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Mr. & Mrs. Robert W. Insley
24 Greenwood Avenue
Baltimore, Maryland 21206

October 22, 1981

RE: Petition for Variances
SW/4 of Greenwood Avenue, 200'
SE of Middle Street - 14th Election
District
Robert W. Insley, et ux -
Petitioners
NC. 82-56-A (Item No. 249)

Dear Mr. & Mrs. Insley:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Robert W. Insley
24 Greenwood Avenue
Overlee, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of July, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner

Petitioner's Attorney Robert W. Insley et al

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WES</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map #									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 7/22/81
Posted for: Robert W. Insley et al
Petitioner: Robert W. Insley et al
Location of property: SW/4 of Greenwood Ave., 200' SE of Middle St.
Location of Signs: front of property (14th St. intersection)
Remarks:
Posted by: [Signature] Signature Date of return: 7/24/81

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 19 day of June, 1981.*

Filing Fee \$ 25.00 Received: ☒ Check

Cash

Other

William E. Hammond, Zoning Commissioner

Petitioner Robert W. Insley et al Submitted by: [Signature]

Petitioner's Attorney Reviewed by:

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 20, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 20th day of August, 1981, the first publication appearing on the 20th day of August, 1981.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 10.00

Petition For Variance

14TH DISTRICT
ZONING: Petition for Variance
LOCATION: Southwest side of Greenwood Avenue, 200' SE of Middle Street
DATE & TIME: Tuesday, September 8, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a setback of 9' from the center of the alley instead of the required 15' and to permit a rear yard setback of 2' instead of the required 5'.

The Zoning Regulation to be accepted as follows: Section 400.2 minimum distance from centerline of alley Section 400.1 minimum rear yard setback
All that parcel of land in the 14th District of Baltimore County, beginning at a point on the southwest side of Greenwood Avenue, 200' SE of Middle Street, and known as lot 31 and 32 of "Kenwood" and recorded among the land records of Baltimore County in Plat Book 4, Folio 36. Also known as 24 Greenwood Ave.

Being the property of Robert W. Insley, et ux, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, September 8, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8/11/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Carolyn G. Insley
FOR: Filing Fee for Case #82-56-A

VALIDATION OR SIGNATURE OF CASHIER

The Times

Middle River, Md. 19

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 19 successive weeks before the 20th day of August, 1981.

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100500

DATE 9/8/81 ACCOUNT 01-662

AMOUNT \$46.00

RECEIVED Mrs. Robert Insley

FOR: Posting & Advertising of Case #82-56-A

VALIDATION OR SIGNATURE OF CASHIER



